

# **\$214,900 - 117 70 Woodsmere Close, Fort Saskatchewan**

MLS® #E4443324

**\$214,900**

2 Bedroom, 2.00 Bathroom, 897 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautifully maintained 897 sq ft ground floor condo in the heart of Fort Saskatchewan. This 2-bedroom, 2-bathroom unit features fresh paint and brand-new appliances, creating a clean and modern feel throughout. The functional layout offers a spacious dining area, bright living space, and a primary bedroom with a walk-through closet and full en-suite. Enjoy easy access to your private concrete patio, ideal for relaxing or entertaining. Includes one outdoor parking stall and access to a well-equipped exercise room in the building. A perfect blend of comfort and convenience—ideal for first-time buyers, downsizers, or investors looking for worry-free living! Located closed to all major amenities including restaurants, Shoppers Drug Mart, Tim Hortons, Freson Bros and so much more!

Built in 2005

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4443324  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 897       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117 70 Woodsmere Close |
| Area        | Fort Saskatchewan      |
| Subdivision | Westpark_FSAS          |
| City        | Fort Saskatchewan      |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8L 4R8                |

### Amenities

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                          |
| Exterior Features | Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 66              |
| Zoning         | Zone 62         |
| Condo Fee      | \$545           |

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Listing information last updated on August 23rd, 2025 at 10:32pm MDT